

PB# 85-12

**New Windsor Health Club
(Never Materialized)**

4-3-2.2

-New Windsor Health Club 85-12 -
Site Plan

~~Handwritten scribbles and crossed-out text at the top of the page.~~

never materialized
given to Town Clerks office
7/3/86 sh -

General Receipt

6302

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

(Orange Development Corp) March 8 1985

Received of New Windsor Health Club \$ 25⁰⁰/₁₀₀

Twenty Five and ⁰⁰/₁₀₀ DOLLARS

For Site Plan 85-12

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cheep</u>	<u>25.00</u>	
<u># 1031</u>		

By Pauline J. Taconeri
Town Clerk
EC
Title

Williamson Law Book Co., Rochester, N. Y. 14609



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

LOGIC I - HEALTH CLUB AND RESTAURANT

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 2 April 19 85.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

SIGNED:

Stephen Weinberg
CHAIRMAN

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by Orange Development Corp
for the building or subdivision of Health club & Rest.
has been reviewed by me and is approved ☒ disapproved _____

~~If disapproved, please list reason.~~

Water main may have to be extended by builder
for their proposed tap - Please notify Water
Dept. for further information.

HIGHWAY SUPERINTENDENT

Steve D'Ido

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

Date Received 3/8/85
Meeting Date 3/13/85
Public Hearing _____
Action Date _____
Fees Paid \$5

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project NEW WINDSOR HEALTH CLUB
2. Name of applicant ORANGE DEVELOPMENT CORP. Phone (914) 457-9291
Address RD #1 BOX 137 MONTGOMERY, NEW YORK 12549
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record WILLIAM F. HELMER Phone (914) 942-1330
Address 27 CENTRAL DRIVE STONY POINT, NEW YORK 10980
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan RONALD DRAGO Phone (914) 457-3732
Address RD #1 BOX 137A MONTGOMERY, NEW YORK 12549
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney KENNETH JOHNSON Phone (914) 294-5401
Address 176 MAIN STREET GOSHEN, NEW YORK 10924
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the SOUTH side of ROUTE 207
(Street)
1000 feet SOUTH (direction)
of UNION AVENUE
(Street)
7. Acreage of parcel 2.67 ACRES
8. Zoning district P.I.
9. Tax map designation: Section 4 Block 3 Lot(s) 2.2
10. This application is for the use and construction of A HEALTH CLUB FACILITY
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? IN PROCESS If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

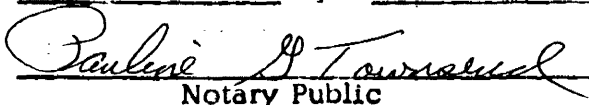
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

8th day of MARCH, 1985.



Applicant's Signature



Notary Public

PAULINE G. TOWNSEND
Notary Public, State of New York
T No 4643692
Appointed in Orange County
My commission expires Mar. 30, 1987

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides

_____ in the
(Owner's Address)
county of _____ and State of _____

and that he is (the owner in fee) of _____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 198_____

(Owner's Signature)

Notary Public

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Health Club
Subdivision _____ as submitted by Drago
for the building or subdivision of _____
has been reviewed by me and is approved ☒ d. sapproved _____

If disapproved, please list reason.

✓ Fred [Signature]
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by Ronald F. Drago
for the building or subdivision of Health Club & Restaurant
has been reviewed by me and is approved ✓ d: approved _____

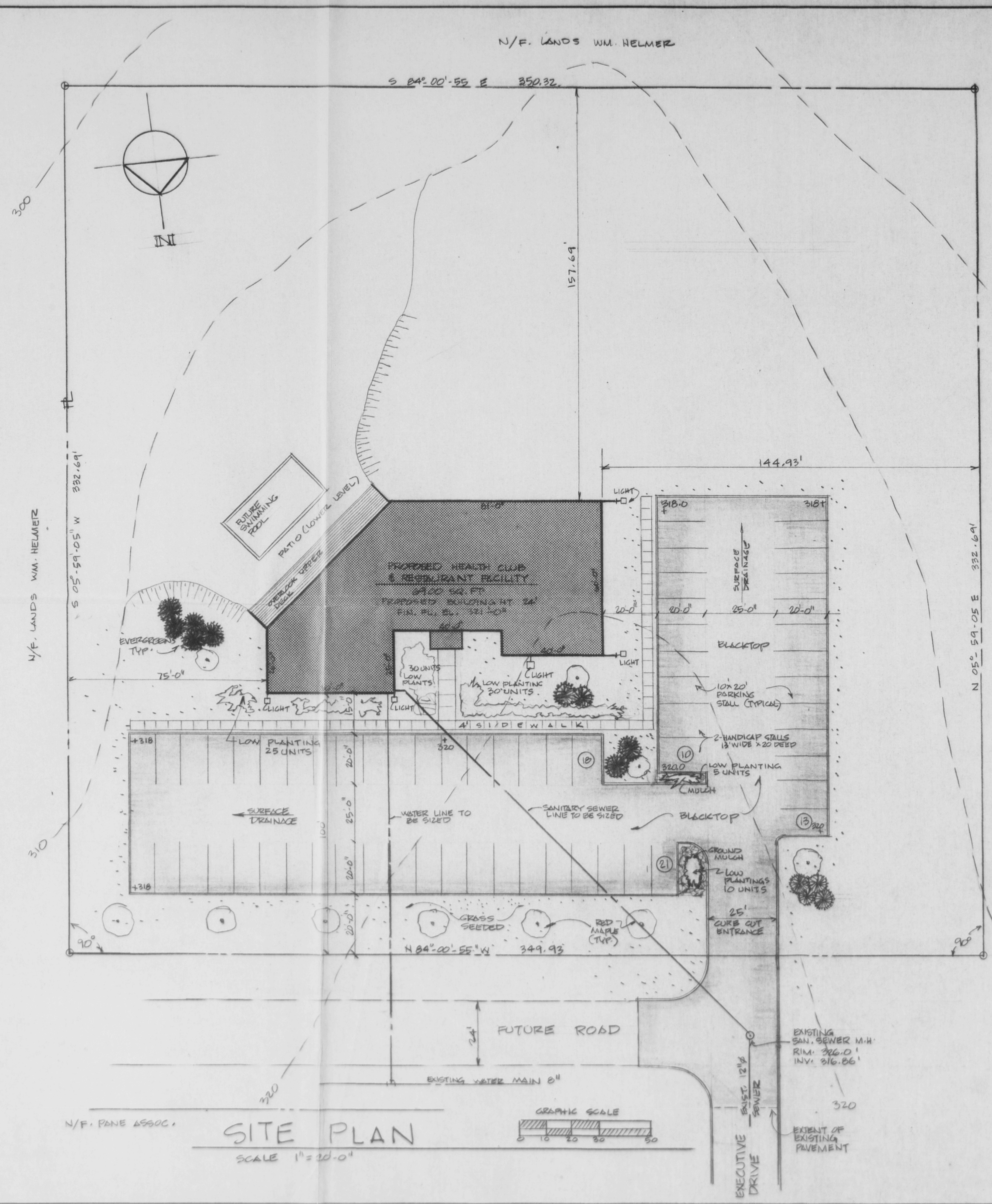
If disapproved, please list reason.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

✓ Symon R. Marten Jr
SANITARY SUPERINTENDENT

March 12, 1985
DATE



SITE PLAN
SCALE 1" = 20'-0"

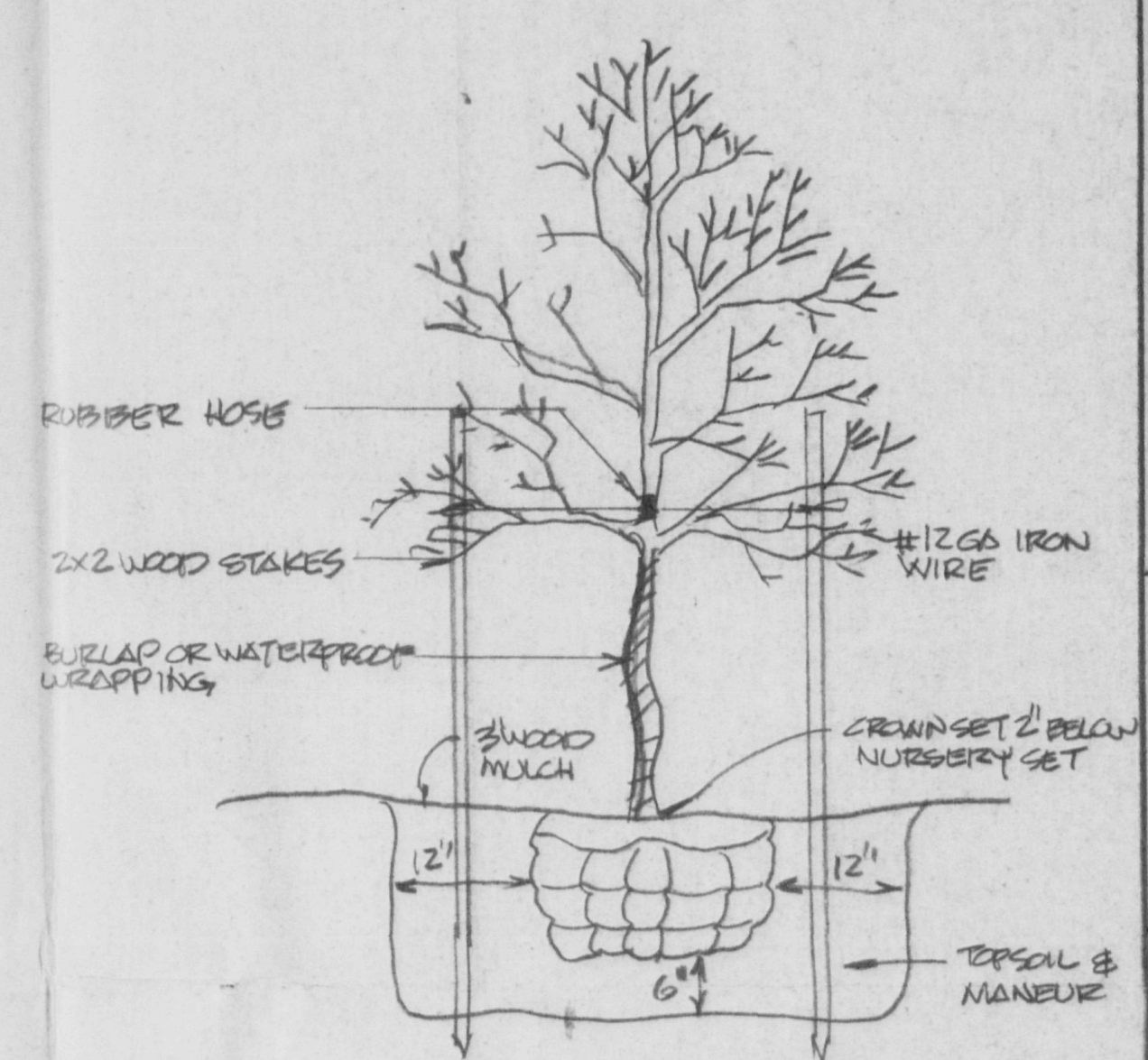
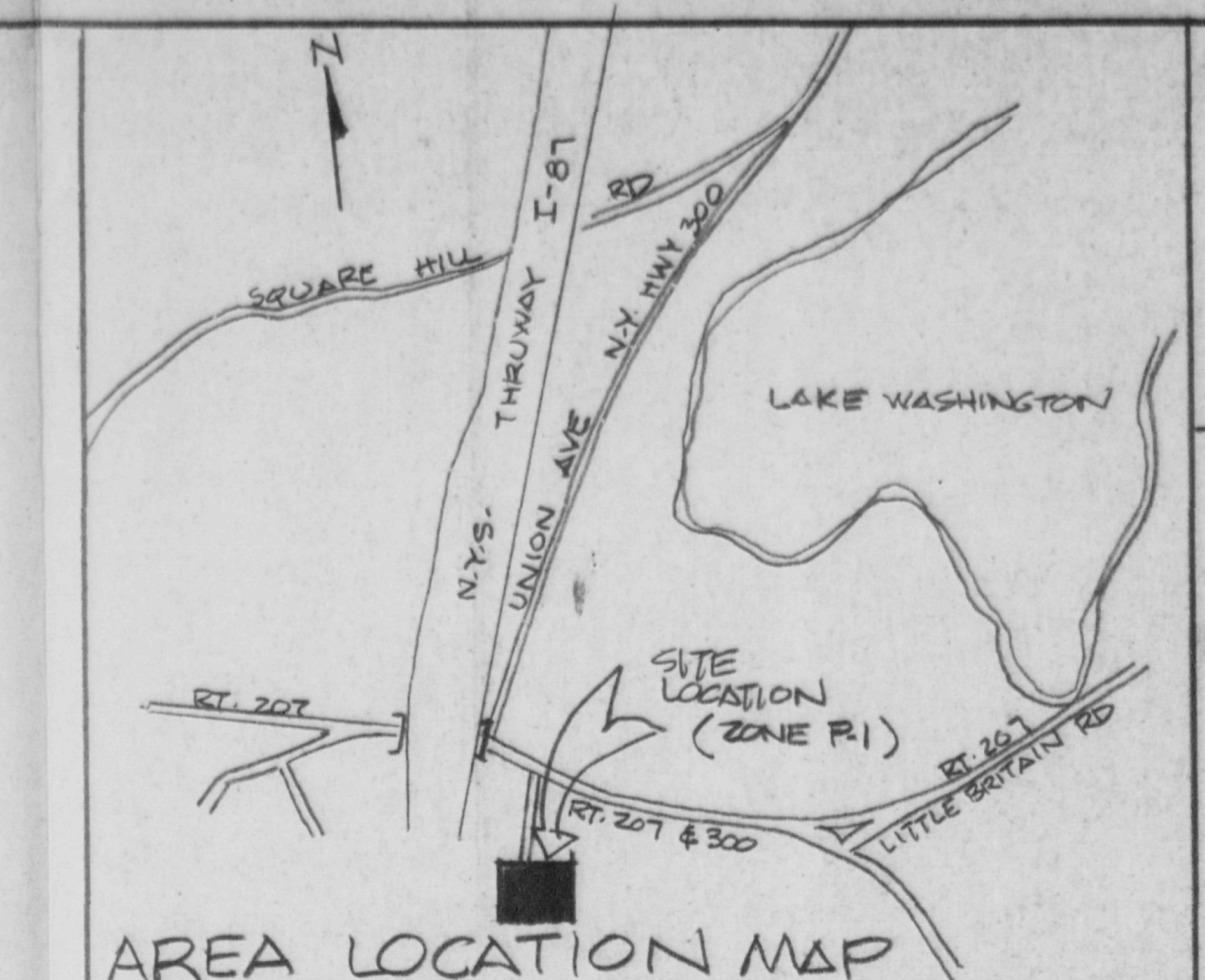
KEY TO SYMBOLS
 --- PROPERTY LINE

LOW PLANTINGS
 JUNPER, YEW, OR SIMILAR
 100 UNITS - REQ'D

YARD LIGHT
 NO SCALE

PAVEMENT SECTION
 3/4" = 1'-0"

CURB SECTION
 3/4" = 1'-0"



TREE STAKING DETAIL
 WHITE PINE, RED MAPLE OR SIMILAR
 EVERGREEN - 13 TREES REQ'D
 RED MAPLE OR OTHER - 10 TREES DECIDUOUS
 GROUND WOOD MULCH

SITE DATA:

TAX MAP REFERENCE	SECT. 4 BLK 3 LOT 2.222	ZONE - P.1. (PLANNED INDUSTRIAL)	REQ'D.	SHOWN
MINIMUM SITE AREA	40,000 SQ. FT.		116,305 SQ. FT.	
MINIMUM LOT WIDTH	150 FT		349.43 FT	
REQUIRED FRONT YARD	50 FT		100 FT	
REQUIRED SIDE YARD / TOTAL BOTH SIDES	15/40		75/219.43	
REQUIRED REAR YARD	20 FT		157.69'	
FLOOR AREA RATIO (MAXIMUM)	.60		.25	
MAXIMUM BUILDING HT	37'6"		24'	

OWNER OF RECORD: WILLIAM F. HELMER, STONEY POINT, N.Y.
 SITE DEVELOPER: ORANGE DEVELOPMENT CORP., RD 1, BOX 137, MONTGOMERY, N.Y.
 LAND AREA: 2.67 ACRES, 116,305 SQ. FT.
 BUILDING GROUND AREA: 9,400 SQ. FT.
 LAND COVERAGE: 6.90
 PARKING SPACES: 42 CARS
 PARKING REQ'D: 42 (40% HANDICAP)
 ANNUAL MEMBERSHIP CLUB: 1 CAR / 15 MEMBERS = 300/15 = 20
 RESTAURANT: 1 CAR / 2 SEATS = 64/2 = 32
 REQUIRED: 42

ARTHUR C. ANTHONISEN P.E.
 CONSULTING ENGINEER
 RD #1 BOX 137 MONTGOMERY, N.Y.

RONALD F. DRAGO
 architect / planner
 RD #1 BOX 137A
 RT 208
 MONTGOMERY N.Y. 12549

HEALTH CLUB & RESTAURANT FOR ORANGE DEVELOPMENT CORP. GATEWAY INT'L PARK NEW WINDSOR, N.Y.

DATE: 3-85
 SCALE: 1" = 20'-0"
 SHEET: 1 OF 1

APPROVED BY THE
 BUREAU OF FIRE PREVENTION
 TOWN OF NEW WINDSOR, N.Y.
 DATE: 4/85 SIGNATURE: [Signature]